



Office of  
**The Zoning Board of Appeals**  
272 Main Street  
Townsend, Massachusetts 01469  
978-597-1700 X 1722 [ZBA@townsendma.gov](mailto:ZBA@townsendma.gov)

Rec'd Townsend Town Clerk  
13 OCT '22 PM 3:38

William Cadogan, Chairman  
Sean Pearson, Member

David Chenelle, Clerk  
Vicky Janicki, Member

Darlene Sodano, Vice Chair  
David Funaiole, Assoc. Member

## ZONING BOARD OF APPEALS MEETING

### AGENDA

**Wednesday, October 19 2022 at 5:30 pm.**

#### VIRTUAL PARTICIPATION VIA ZOOM

Join Zoom Meeting at the following link:

<https://us02web.zoom.us/j/89077846985?pwd=cUJHRmZWcmk4akE0WWtvbkNsM2JrZz09>

**Meeting ID: 890 7784 6985**

**Passcode: 177429**

One tap mobile

+13017158592,,89077846985#,,,\*177429# US (Washington DC)

+13092053325,,89077846985#,,,\*177429# US

Find your local number: <https://us02web.zoom.us/u/knQIIT0JC>

**1 PRELIMINARIES: votes may be taken.**

- 1.1 Call the meeting to order and roll call.
- 1.2 Notice of Zoning Board of Appeals vacancies – review volunteer response forms recieved.
- 1.3 Chairman’s additions or deletions.
- 1.4 Approval of Zoning Board of Appeals meeting minutes September 21, 2022.

**2 PUBLIC HEARINGS:**

- 2.1 **5:45 PM** –public hearing on the application of Brendan Cavanagh and Addison Nute for the property located at 161 Brookline Road (Assessor’s Map 38, Block 9, Lot 1). The applicant is requesting a Special Permit under §145-29(C)(4), Outlying Commercial District, uses allowed; pursuant to §145-65, Special Permits,

of the Townsend Zoning Bylaw The applicant is requesting a special permit to operate a storage facility.

3 **WORKSESSION:** votes may be taken.

- 3.1 Planning Board Mandatory Referral notice – proposed amendment to age restricted development zoning bylaw §145-54.1

4 **CORRESPONDENCE:** votes may be taken.

- 4.1 Letter from Conservation Commission Agent Jessica Consolvo.
- 4.2 Letter from Stanley Dillis, Dillis & Roy CDG. Re: Earth Excavation Special Permit 3 Wheeler Road.
- 4.3 Bulletin from the Office of the Town Clerk re: May 3, 2022 Annual Town Meeting, Articles 26, Zoning By-law approved by the Attorney General.